

To: Board of Governors – Federal Reserve System  
From: Dennis Taira  
Re: Proposed Federal Rule – Reg Z – TILA (Docket No. R-1305)  
Date: April 2, 2008

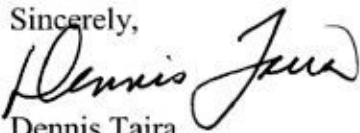
I understand that early and understandable disclosures are the key element to consumer protection both under TILA and RESPA, as well as other federal laws. Reconciliation of those disclosures with the final product being delivered at closing is also very critical.

I am, however, very concerned that the proposed Rules requires only Mortgage Brokers and their loan originators to disclose, commit to and get borrower agreement to a total compensation amount for a transaction, before they can begin to accept an application.

Apparently banks, savings and loans, credit unions, captive loan originators with finance companies, mortgage bankers and all other originators are exempt from this requirement.

This requirement creates an unfair lending practice and is discriminatory against the mortgage broker. All loan originators need to be required to adhere to the same standards and disclosure practices.

Sincerely,



Dennis Taira  
Manager